



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

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2023 JUL 20 PM 4:18

PLANNING BOARD

NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A *
Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, July 24, 2023

7:00 p.m. Regular Meeting

1. Public Input

2. Discussion: Proposed Zoning Changes: 40R District, Mark Bobrowski

3. Action Items

- A. Approval Under Subdivision Control Not Required Plan (ANR 2023-08) – 2 & 4 Old Upton Road, Roger & Lori Trahan and Craig & Carol Dauphinais (applicants & owners).
- B. Bond Reduction Request (DP 2016-01) – “Bull Meadow,” David Russell, Grafton Meadows, LLC (applicant/owner).
- C. As-Built Plan Endorsement – 274 Providence Road (SP 2020-04/SPA), David Claro, Providence Street Village, Inc.
- D. Bond Reduction Request (DP 2020-02) – “Stillwater Estates,” Bradley Wright, Trustee of Right Realty Trust (applicant/owner).

4. General Business

- A. Bills
- B. Minutes of Previous Meetings
- C. Staff Report
- D. Correspondence

5. Reports from Planning Board Representatives on Town Committees and CMRPC

6. Public Meetings/Hearing

- A. (7:30 PM) Request for Special Permit (SP 2023-04/SPA) and Site Plan, 1 Meadow Lane, Lauren and Kathy Pardee / Kathy Pardee (applicant/owner). A public hearing to consider an application for a Special Permit and Site Plan Approval request for an accessory apartment, on property located at 1 Meadow Lane, shown as Grafton Assessor's Map 45, Lots 10. Said property is located in a Medium Density Residential (R20) zoning district.
- B. (7:30 PM) Request for Special Permit (SP 2023-05/SPA) and Site Plan, 58 Follette Street, Cellco Partnership d/b/a Verizon Wireless / Sutton LLC (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for a wireless communications facility, on property located at 58 Follette Street, shown as Grafton Assessor's Map 104, Lot 7. Said property is located in a Low Density Residential (R-40) and Water Supply Protection Overlay zoning district.

The Planning Board reserves the right to take agenda items out of order.

Grafton Planning Board
Meeting Agenda
July 24, 2023

C. (7:30 PM) Request for Special Permit (SP 2023-06/SPA) and Site Plan, 124 Westboro Road, Westboro Road Property Owner, LLC c/o GFI Partners / Mass. Development Finance Agency (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for a major industrial complex, consisting of light manufacturing and warehouse facilities, on property located at 124 Westboro Road, shown as Grafton Assessor's Map 12, Lot 1B. Said property is located in an Office/Light Industrial (OLI) and Chapter 43D Priority Development Overlay District (PDSOD) zoning district.

- 7. Any Other Items Which May Lawfully Come Before the Board**
- 8. Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
- 9. Adjournment**

*** Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, www.grafton-ma.gov .

The July 24, 2023, Planning Board Meeting may be accessed using the following link:
<https://us06web.zoom.us/j/85777276176>